

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12920 of the Estate of Maud M. Moreland, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the minimum lot area and lot width requirements (Sub-section 3301.1) to construct a single family detached dwelling in an R-1-A District at the premises 2744 Rittenhouse Street, N.W. (Square 2319, Lot 825).

HEARING DATES: May 16, 1979 and October 21, 1981
DECISION DATES: July 11, 1979 and November 4, 1981

DISPOSITION: The Board rescinded its order of September 10, 1979 and GRANTED the application with conditions by a vote of 5-0 (Walter B. Lewis, Charles R. Norris, Connie Fortune and Douglas J. Patton to rescind and grant; William F. McIntosh to rescind and grant by proxy).

FINAL DATE OF ORDER: March 30, 1982

O R D E R

The subject application was granted by the Board subject to the condition that construction be in accordance with the building plans presented to the Board in support of the application. By letter dated February 16, 1983, the contract-purchaser requested permission to modify the plans in order to improve the front appearance of the house, to better use the interior space and to make it more energy efficient. In addition, the contract-purchasers submitted that the plans previously approved by the Board contained some errors in dimensions and variations between exterior and interior features.

The modified plans, marked as Exhibit No. 63A of the record, evidence a change in roof design from a high-pitched, narrow roof two and one-half stories above the garage to a front-to-back sloped roof one story above the garage, as well as minor changes in window treatment, deck size and interior arrangements, and an additional four foot setback from the front lot line. The size, shape and footprint of the building are essentially the same as that previously approved by the Board. No additional variance relief is required. The material facts relied upon by the Board relating to the variances from the lot width and lot

area requirements are unaffected by the proposed modified plans.

The Board concludes that the proposed modifications are cosmetic in nature. The applicant needs no further relief from the Board. The variances originally sought are unaltered. The material facts relied upon by the Board in granting the application are still relevant. There was no opposition to the proposed modifications.

It is therefore ORDERED that the modification of plans is APPROVED and that the plans marked as Exhibit No. 63A of the record are hereby APPROVED and shall be substituted for those previously approved by the Board. In all other respects, the Order dated March 30, 1982 shall remain in full force and effect.

DECISION DATE: March 2, 1983

VOTE: 4-0 (Douglas J. Patton, William F. McIntosh and Charles R. Norris to grant; Walter B. Lewis to grant by proxy; Carrie Thornhill not voting, not having heard the case).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: APR - 4 1983

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

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